

## Supporting Narrative for Special Permit Request

253A School Street, Acton, MA

The Applicant is requesting relief from the Town of Acton Zoning By-Laws to build a single story addition to the rear of the existing dwelling.

The lot is considered non-conforming due to insufficient dimension of the front lot frontage.

The lot is long and irregularly shaped with the front of the lot located on Parker Street. The existing dwelling is situated in the rear of the lot and is accessed from an easement also known as Pond Ridge Road. The dwelling is separated from Parker Street by a pond which bisects the site.

Although technically the front of the lot is located on Parker Street, perceptually the front of the property is located on Pond Ridge Road. The front of the dwelling faces and is proximate to Pond Ridge Road and constitutes one of the homes along this street that create a small neighborhood.

The scale of the addition is in keeping with the scale of the proximate properties, as is the design.

The main dwelling would visually shield the proposed addition from Pond Ridge Road at most viewing angles. The addition would be viewable from the southern end of Pond Ridge Road dependant on the approach angle.

In the months of the year when the trees and plants are in foliage the property is not visible from Parker Street. In the months when the foliage is not present, the trunks and branches of the vegetation filter the view to the property which appears quite far in the distance. The property is not easily visible from School Street.

We feel that the introduction of the proposed addition would not be a detriment to, but blend in with and maintain the character of this neighborhood.